

4.1302 High Intensity Mixed-Use (MU-2) District

(a) Purpose and Intent

~~(1) Purpose:~~ It is the purpose and intent of the High Intensity Mixed-Use (MU-2) District to provide areas in which a variety of higher density housing types exist among commercial, institutional, and selected light industrial uses. The MU-2 District is designed to accommodate and encourage compact, walkable development forms that are more land-efficient, cost-effective, and revenue positive for the City than low density, single-use developments. In addition to the purpose statements above, the intent of the MU-2 District is to:

~~(2) Intent Statements~~

~~a. General Development Principles~~

- ~~1.~~**(1) Promote a pedestrian-oriented urban form.** In contrast to conventional zoning standards that place a primary emphasis on the regulation of land uses, mixed-use development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the surrounding areas historic urban development patterns. The focus on form promotes buildings that conform to tested urban design principles.
- ~~2.~~**(2) Require excellence in design of the public realm and of buildings that front public spaces.** The most successful and memorable urban environments are those in which walking down the street is appealing. Streets, plazas, parks, and other public spaces should be comfortable and inviting, and buildings fronting those spaces should be active and visually interesting at the pedestrian level.
- ~~3.~~**(3) Encourage creativity, architectural diversity, and exceptional design.** Mixed-use is intended to promote high quality design, and the development review process for mixed-use projects is intended to promote flexibility. Standards, as well as the development review process, are intended to support creativity and exceptional design while discouraging uniformity.
- ~~4.~~**(4) Promote sustainable development that minimizes negative impacts on natural resources.** Creating walkable, higher density residential districts surrounding mixed-use districts supports sustainable development by providing an alternative to low density development in peripheral areas. In accordance with sustainable development principles, the mixed-use buildings and public spaces should be designed to minimize negative impacts on air and water quality and promote innovation in environmental design.
- ~~5.~~**(5) Promote walkability.** Walkable communities are desirable places to live, work, and play. Walkable communities give higher priority to pedestrian activity by creating streetscapes that are safe, comfortable, interesting, and that accommodate a wide range of transportation modes and users. To foster walkability, development patterns should promote a mix of land uses and density, have an emphasis on the placement and orientation of buildings, have properly placed parking, place a high value on the design of quality streetscapes, provide access to transit, and provide unimpeded pedestrian connections to multiple destinations and open space.

6.(6) Maximize connectivity and access. In order for people to feel comfortable walking, pedestrian access and connectivity among uses and amenities, including transit facilities, is essential. Connectivity and access can be accomplished by creating smaller blocks or by providing access through blocks via publicly accessible alleys, pathways, paseos, and pedestrian boulevards. Sidewalks should form a continuous network connected by frequent, safe street crossing.

7.(7) Promote affordable housing and mixed income communities. Design a mix of housing based on geographic growth projections and the needs of current and future residents to accommodate families, single occupants, the elderly and those with disabilities. Access to transportation and services should be a key factor in the future distribution and allocation of affordable housing.

(b) ~~Administrative Review~~ Requirements Procedures for Development

(1) General Requirements: Projects ~~that clearly should~~ conform to all mixed-use standards. ~~may be approved administratively by the Planning and Development Director or designee. Staff may also refer an administrative case or a case that does not require waivers to the UDC for failure to meet the Purpose and Intent of the ordinance.~~

(2) General rule allowing waiver or modification of standards:

a. Director or designee: The Director or designee is authorized to grant modifications to certain development standards with a maximum modification up to 10% increase or decrease for the following development standards:

1. Setbacks for additions to existing structures

2. Bufferyard width

3. Primary entrance separation

4. Fenestration: The Director or designee is authorized to grant modifications to fenestration requirements with a maximum modification up to 20% increase or decrease.

a.b. Urban Design Commission: Unless otherwise limited by this section, the Urban Design Commission (UDC), ~~may waive or modify any individual development standards through the issuance of a Certificate of Appropriateness, if the UDC finds that the proposed development is consistent with the intent statements of the MU-2 District but does not conform to certain development standards. A waiver from the mixed-use requirements and standards may be granted by the Urban Design Commission (UDC) in accordance with the applicable development principles and standards. A Certificate of Appropriateness will be provided for UDC decisions and shall expire if a building permit is not received within 2 years of the approval issuance of the Certificate of Appropriateness.~~

b.c. Board of Adjustment: Any waiver of basic property development related to building heights, setbacks and bulk require a variance ~~requests~~ to the Board of Adjustment ~~shall first receive after~~ a recommendation provided by the Urban Design Commission prior to the public hearing of the

Board of Adjustment.

~~e.d.~~ **Zoning Commission/City Council:** Any zoning proposal requesting a Planned Development “PD” zoning district ~~or “CUP” Conditional Use Permit~~ that uses the MU-2 district as the base zoning, inclusive of any waivers ~~includes waivers~~ from any ~~mixed-use~~ MU-2 design standards, must receive a recommendation from the Urban Design Commission prior to a public hearing by the Zoning Commission or the City Council.

~~(2)(3)~~ **Conceptual ~~Site~~Land Use Plan:** To facilitate compliance with the MU-2 District regulations, For properties 5 acres or more, developers shall submit a conceptual siteland use plan must be submitted to the Planning and Development Department Director or designee for administrative review and approval prior to submitting of permit applications, in order to facilitate compliance with the mixed-use zoning standards. The conceptual land use plan must include the following: The site plan shall show the anticipated location of proposed streets, sidewalks and walkways, building footprints, parking areas, landscaped areas and features, and open space. A 5% or greater change in land uses to a site plan may necessitate a new project review and approval prior to permitting.

~~a.~~ The site plan shall show the anticipated location of proposed streets, sidewalks and walkways, building footprints, parking areas, landscaped areas and features, and open space. A change of 5% or greater change in land uses to —an conceptual site and use plan may necessitate will require a new project review and approval prior to permitting.

~~a.b.~~ The conceptual ~~land uses~~ site plan shall illustrate the proposed location of land uses on the site, using the following land use categories:

- ~~1. All~~ 1. Residential (single-family, one-or-two-family attached, multi-family, etc.) Leasing offices in multifamily developments shall count towards residential use calculations.
- 2. Commercial/Industrial
- 3. Institutional/Dedicated Public Parks (e.g. hospitals, schools, churches, government buildings, dedicated public parks and the likes)
- 4. Mixed-use buildings (a mix of residential and non-residential within the same building, meeting the percentage requirements defined in Section (d)(107)a.
- ~~Dedicated Public Park~~

• c. Parking facilities and private open spaces shall be classified the same as the primary land use they serve.

Conceptual Land Use Plan Example



~~(1) Project Test: The conceptual land use plan shall show that the proposed project includes uses within at least two of the land use categories, and that no land use category, other than mixed-use buildings, occupies greater than 70 percent (%) of the total land area.~~

~~b. If a development, 15 acres or less in size, does not comply with this test, then the vicinity test described below shall apply.~~

~~c. Projects greater than 15 acres in size shall comply with all the project test requirements and shall not have the option of using the vicinity test. The land use area percentages shall be calculated using property information obtained from the applicable tax appraisal district.~~

~~(2)(4) Vicinity Proximity Test (15 acres or less):~~ Developments that are 90% or greater residential uses must perform a proximity test to ensure a mix of uses in the surrounding area. of 15 acres or less in size in which a single land use category other than mixed-use buildings exceed 70 percent (%) of the site's total land area are permitted if:
No development that comprises 90% or greater residential uses shall be permitted unless the Director, or designee determines one of the following:

~~a. The Planning and Development Director, or their designee, determines that the following conditions are satisfied:~~

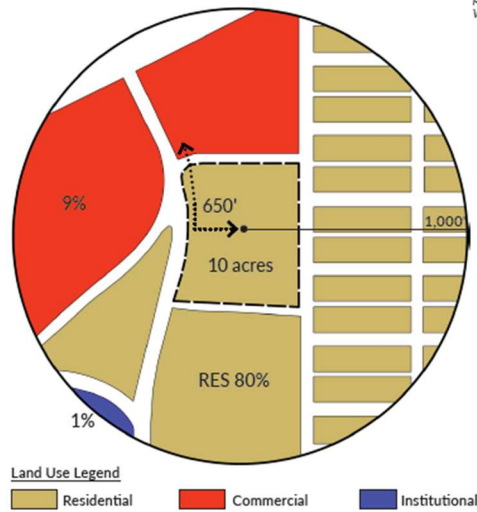
~~1. The proposed land use at any location within the proposed development site must be within a walking distance of 1,000 feet of a different land use, as measured by the shortest pedestrian route, and;~~

~~2.a. The residential land use category percentage of any single land use category, other than mixed-use buildings, within a 1,000~~ 1,320 ~~-foot radius of the proposed project site boundary, shall not occupy greater than 70 percent (%) of the total land area. The proposed development shall be~~

included in the calculation of this percentage. The land use are percentages shall be based on current land uses and calculated using land use information obtained from the applicable tax appraisal district, site visits, or property research; Or;

- b. ~~The Planning and Development Director, or their designee, determines that the developer has~~There are ~~demonstrated~~demonstratable that unique site conditions (e.g. adjacency to natural features, freight yards, etc.) make compliance with the conditions of section a above impractical in certain areas of the development site.

Hypothetical Project and Vicinity Test



Note: Measurement taken from the center of the development provides an acceptable example of the furthest pedestrian walking distance and radius for the percentage measurement.

Example:

Project Test: 10 Acre Site

Residential = 100%

Largest Land Use = 100% > 70%

....Triggers Vicinity Test

Vicinity Test

a) Any location on site within 1,000' of the shortest pedestrian walking distance of another use, and;

b) Land uses within 1,000 ft. radius

Residential = 80%

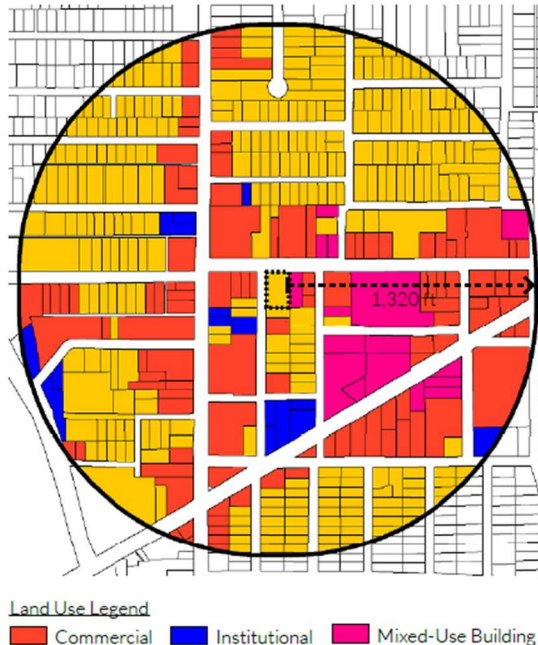
Commercial = 9%

Institutional = 1%

Largest Land Use = 80% > 70%

Project Fails to Comply

Hypothetical Proximity Test



Example:

Proximity Test

Project = 100% residential

Land uses within 1,320 ft. radius

Commercial/Industrial = 34.1%

Institutional/Public Parks = 3.6%

Mixed-Use Building = 7.6%

Residential (project included) =

54.6%

Residential Land Use = 54.6% < 70%

Development Passes

(c) Uses

In the ~~High-Intensity Mixed-Use (MU-2)~~ District, no building or land use shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use table in Chapter 4, Article 12, and the supplemental standards of Chapter 5. ~~In the High-Intensity Mixed-Use (MU-2) District, r~~Residential, commercial, and institutional uses may occupy the same building lot. ~~All projects must comply with the mix of use requirements described in Section 4.1302.(b).~~

(1) Building Types Permitted:

The following non-exhaustive list of conceptual building ~~intent statements and~~ illustrations ~~have been provided to~~ demonstrate the recommended building forms in the MU-2 District. ~~The building types shown are not an exhaustive list, a~~Additional building types and configurations that comply with fit within the intent and regulations of the MU-2 district are encouraged. All intent statements are addressed through development standards set out in Section 4.1302 (d) through (h).



a. General Commercial

A development type with ~~non-residential~~nonresidential uses. Ground story spaces are flexible enough to accommodate a variety of nonresidential uses. Upper stories are used for offices and/or other types of compatible nonresidential uses.



b. Mixed-Use Shopfront

A development type with ground-story retail and upper- story residential and/or office uses.



c. **Apartment~~s~~/Condominiums**

Multi-family residential development type that often shares a common entrance. Primary entrances are prominent and street-facing. An elevated ground floor for residential uses is recommended to ~~ensure~~improve privacy. Parking for an apartment/ condominium building is allowed on the side or rear of the building, but the preferred method is at the rear of the building or within a parking structure. A townhouse form shall be considered an apartment/condominium when the homes are on one platted lot and not on individually platted lots with ground floor separate entrances to each unit.



d. **Townhouse**

A ~~two or three story~~two- or three-story building with two or more attached dwelling units consolidated into a single structure and platted into individual lots. An elevated ground floor for residential uses is recommended to ensure privacy. A townhouse form is regarded as an apartment/condominium when on one platted lot and not individually platted lots with ground floor separate entrances to each unit.



e. **Duplex/~~Manor~~ House**

A building that has the appearance of a conventional single-family dwelling with ~~two~~three to five attached dwelling units consolidated in a single structure. Dwelling units within a building

may be situated either wholly or partially over or under other dwelling units.



~~f. **Single Family House**~~

~~A single, detached residential dwelling.~~



~~f. **Two-Family Attached (Duplex)**~~

~~A building with two dwelling units on an individual lot separated by a shared common wall.
Dwelling units within a building may be situated either wholly or partially over or under other dwelling units.~~

(d) Property Development Standards

~~In the High Intensity Mixed Use (MU-2) District, the dimensions of yards, the placement of the building, the minimum and maximum height of buildings, the minimum and maximum residential density and the required enhanced landscaping shall be as follows (See Section (11) Applicability below for change of use and expansion of existing structures):~~

(1) General yard development standards: Development shall be exempt from Chapter 6, Article 1, Section 6.101(b), 6.101(c), 6.101(d), and 6.101(f).

~~**(2) Required Street Frontage:**~~

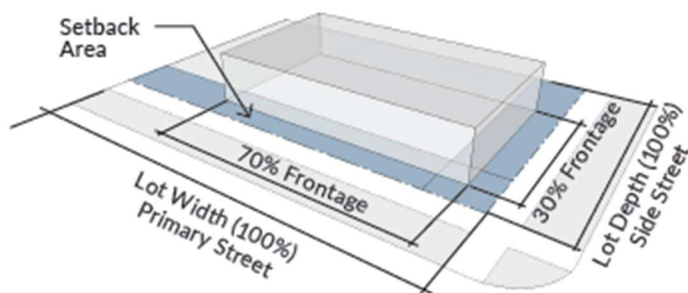
~~**Intent:** The intent of requiring building street frontage is to encourage a more prominent and continuous street wall that promotes a multi-modal, pedestrian friendly environment while reducing the visual dominance of large surface parking lots.~~

~~a. **Primary Street frontage:** Building facades shall be located within the area between the property line and the maximum setback for a minimum of 70 percent (%) of the primary street frontage of the parcel.~~

~~b. **Side Street:** Applies only to corner lots; building facades shall be located within the area between the property line and the maximum setback for a minimum of 30 percent (%) of the side street frontage of the parcel.~~

~~c. **Location:** Required street frontage shall apply only to the ground floor of the building.~~

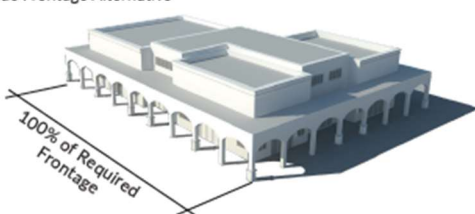
Required Primary and Side Street Frontage



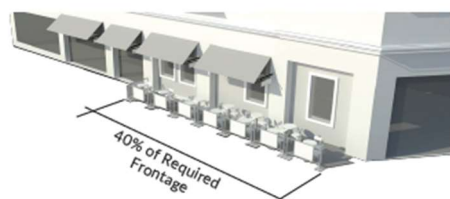
~~(3) **Street Frontage Alternatives:** These alternatives may count towards a portion of the required street frontage for the building, when meeting the following standards;~~

- ~~• **Arcades:** 100 percent (%)~~
- ~~• **Residential Garden Court:** 40 percent (%)~~
- ~~• **Outdoor Seating:** 40 percent (%)~~
- ~~• **Plaza:** 40 percent (%)~~

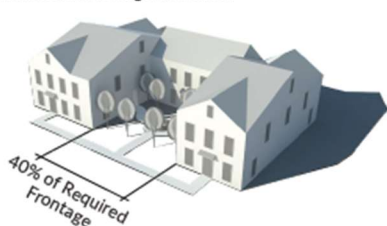
Arcade Frontage Alternative



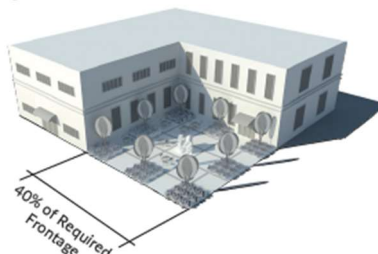
Outdoor Seating Frontage Alternative



Residential Garden Court Frontage Alternative



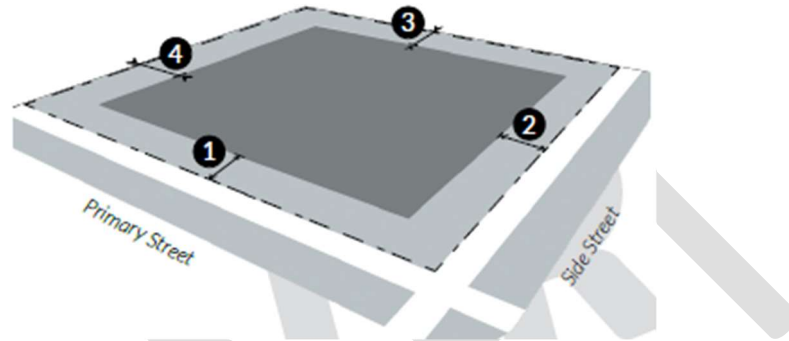
Plaza Frontage Alternative



~~(4)(2) **Setbacks:** All setbacks shall meet the following requirements and are subject to the following provisions. The chart below represents the minimum and maximum setbacks for building and structures within a MU-2 District.~~

REQUIREMENT	DISTANCE
1 Primary Street (min/max)	0'/20'
2 Side Street (min/max)	0'/20'
3 Rear Yard (min)	5'
4 *Common Lot Line (min/ max)	0'/ 5'

* Subject to building code spacing requirements.

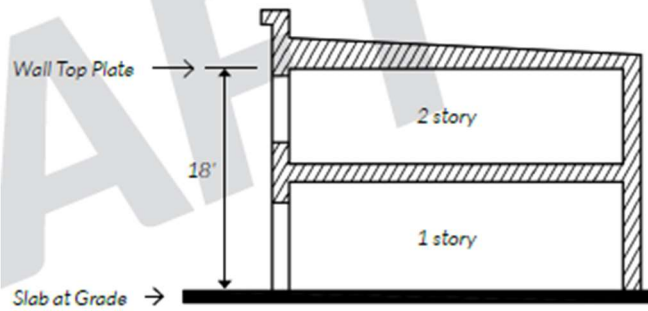


- a. Buildings on corner lots shall ~~not exceed~~ comply with the maximum front yard setback on primary and side streets.
- b. Buildings may exceed the maximum ~~20-foot~~ 20-foot setback if angled, perpendicular, or parallel parking on private property meets the conditions of Section (e)(3)a. In these situations, the front yard setback shall be measured from the curb instead of the property line, and the setback shall be no greater than 20 feet.
- c. **Campus Developments:** Interior buildings constructed as part of a campus development may be set back from the property line more than 20 feet if at least 50 percent (%) of the public street frontage on each block face within the development contains buildings within the maximum setback of 20 feet. Interior buildings setback farther than 20 feet may not be constructed until the 50 percent (%) requirement has been satisfied.

Note: A campus development is defined as a unified group of buildings and/or facilities located on a contiguous parcel and operated as a place of worship, school, or hospital.

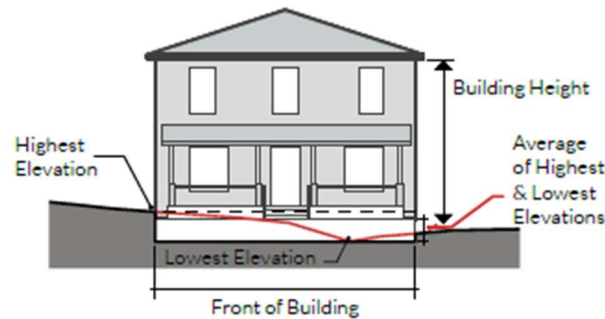
(5)(3) Minimum Height Single-Use: Two (2) stories at a minimum 18 feet of occupiable space as measured from the top of the finished slab at grade level to the top of the highest wall top plate.

Intent: The High Intensity MU-2 zoning ordinance requires a minimum of two (2) stories in order to promote and accommodate higher densities of land uses within a building.

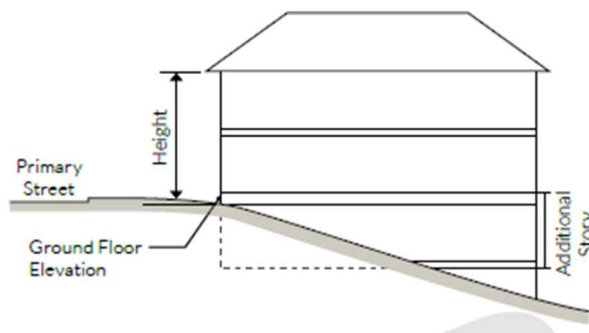


Note: Development in the MU-2 District is exempt from Section 6.100. An unroofed and unenclosed roof top terrace, and the enclosed stairwell or elevator that strictly provides access to the terrace, shall not be included in the measurement of the total building height. Refer to Section 5.136 and 5.137 Telecommunication Antenna and Towers.

- a. For sloped sites, average grade is determined by calculating the average of the highest and lowest elevation along natural or the improved grade (whichever is more restrictive) along the front of the building parallel to the primary street setback line.



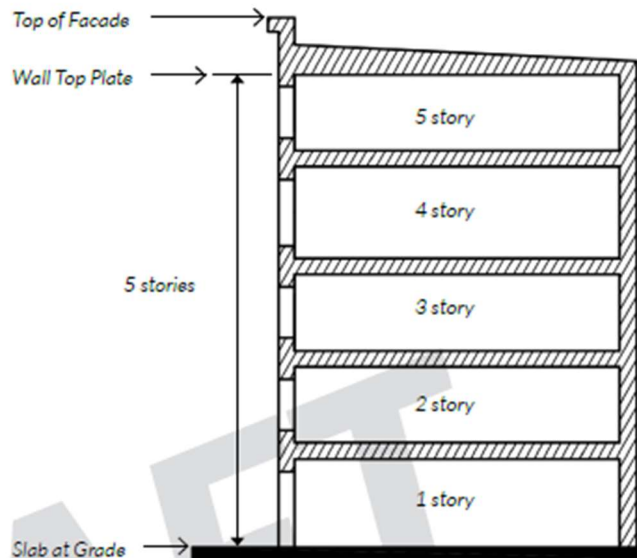
- b. Where a lot slopes downward from the front property line, one story that is additional to the specified maximum number of stories may be built on the lower rear portion of the lot.



~~(6) Single Family Lot Size: 5,000 sf. maximum~~

~~(7)~~(4) **Maximum Height Single-Use:**

- a. **Generally:** Five (5) stories as measured from the top of the finished slab at grade level to the top of the highest wall top plate.
- b. **Single-Use Office Building:** A maximum height of 10 stories shall be allowed, provided a maximum height of 5 stories shall be required within 250 feet of A or B residential districts with an existing one- or two-family dwelling. Retail and restaurant uses on the ground floor are allowed and encouraged. Buildings within 1,000 feet of property on the block bounded by University Drive, Lancaster Avenue, Montgomery Street, and Camp Bowie Boulevard, shall have a maximum height of 120 feet.
- c. **Single-Use Hotel Building:** A maximum height of 10 stories shall be allowed, provided a maximum height of 5 stories shall be required within 250 feet of A or B residential districts with an existing one- or two-family dwelling. Retail and restaurant uses on the ground floor are allowed and encouraged. Buildings within 1,000 feet of property on the block bounded by University Drive, Lancaster Avenue, Montgomery Street, and Camp Bowie Boulevard, shall have a maximum height of 120 feet.



~~(8)~~(5) **Minimum Residential Units Per Acre:** None, except when a residential mixed-use project is located within 1,320 feet of an entrance to an existing or approved passenger rail station or stop: 50.

~~(9)~~(6) **Maximum Residential Units Per Acre:**

- a. ~~up to 4 stories, single use = 70 units/acre~~
- b. ~~5 stories, single use = Unlimited~~

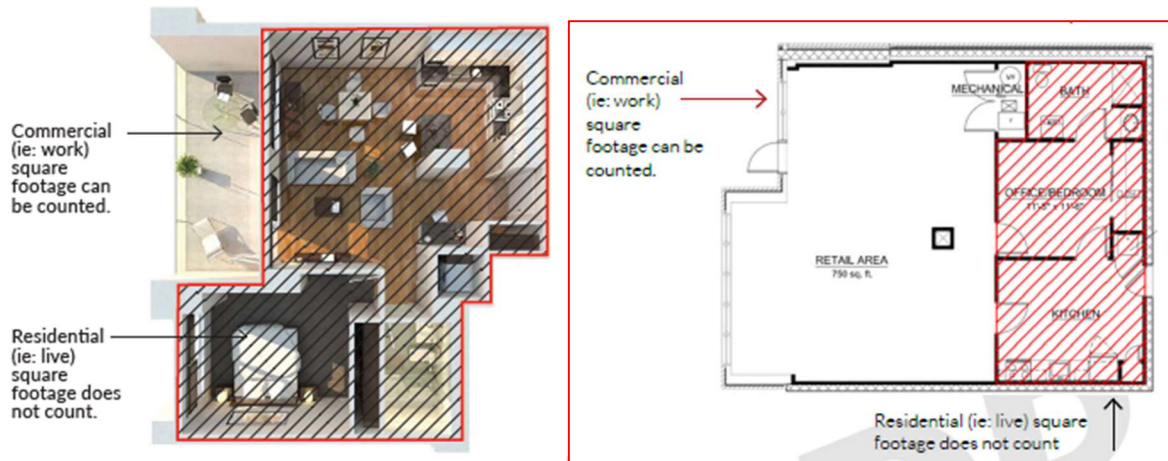
~~c. 6 to 10 stories, single use – Unlimited~~

<u>MAXIMUM BUILDING HEIGHT AND USE</u>	<u>MAXIMUM UNITS PER ACRE</u>
<u>Up to 4 stories, single use</u>	<u>70 units/acre</u>
<u>5 stories, single use</u>	<u>Unlimited</u>
<u>6 stories, single use, with height bonus (structured parking or open space)</u>	<u>Unlimited</u>
<u>7-9 stories, single use, with height bonuses (structured parking and open space)</u>	<u>Unlimited</u>
<u>10 stories, mixed-use</u>	<u>Unlimited</u>

(10)(7) Height Bonus Options:

Note: Height bonuses can be utilized cumulatively but shall not allow for heights beyond the established ten story maximum. When adjacent to a one- or two- family district, all height bonuses must adhere to the transitional height plan requirements, see subsection (f)(1)d.

- a. ~~Mixed-Use~~**Mixed-Use Building:** A maximum height of ten (10) stories shall be allowed ~~if provided~~ the criteria below are met. Buildings within 1,000 feet of property on the block bounded by University Drive, Lancaster Avenue, Montgomery Street, and Camp Bowie Boulevard, shall have a maximum height of 120 feet.
1. Residential uses ~~constitute account for no less than 20% percent (%) or more~~ of a building's gross floor area, and;
 2. Office, eating and entertainment, and/or retail sales and service uses s or all account for no less than constitutes 10 %percent (%) or more of the building's gross floor area.
 3. Live/work units may be counted toward the mixed-use requirement, provided however, only the commercial square footage and its required restroom space of the unit shall be used when determining the calculation. All live/work units require a commercial certificate of occupancy and shall:
 - (i) ~~Not~~Not exceed 3,000 square feet.
 - (ii) Maintain between 10% and 50% commercial space.
 - (iii) Not exceed 5 onsite employees who do not live in the unit.
 - (iv) Maintain adjacency between commercial and exterior entry.



- b. **Structured Parking:** The intent of allowing a height bonus for structure parking is to locate and design surface parking lots, individual garages, and large parking garages so as to reduce their visual impact or to create public amenities or both (e.g. through aesthetic or environmental features).
1. One (1) additional story of height shall be permitted if providing structured parking for ~~the project. Structured parking is intended to provide~~ 100 percent (%) of all off-street parking for the height bonus. in order to fulfill the structured parking requirement.
 2. **Note:** One-and-two family residential garages shall not be included in a determination of count toward the structured parking height bonus.
- c. **Open Space:** One ~~(1)~~ additional story of height shall be permitted if providing a publicly accessible urban pocket park that adheres to the outline following standards.
- Note:** Utilizing the open space height bonus does not exempt a development from applicable park dedication fees.
1. Use Criteria
 - (i) Pocket parks ~~shall~~ must provide a community benefit such as: play activity for children, relaxing spaces to enjoy lunch or meet friends, interactive artwork, pet-friendly areas, or small event and garden space.
 2. Location
 - (i) Pocket parks ~~shall~~ must front public streets and be publicly accessible

Note: Refer to Section (h)(~~4~~5), Development Standards Applicable to Privately Owned Streets and Drives with Public Access Easements.



(ii) 3. Size

(i) 2,500 square feet: minimum, ~~1 acre maximum.~~

•(ii) 1 acre maximum

(iii) 4. Green Space

•(i) Pocket parks shall provide a minimum of 20 ~~percent (%)~~ ground level green space. Additional ground area may be impervious provided the space is structured for active recreation, such as basketball or tennis courts by way of example.

•(ii) All pocket parks require tree planting. Tree planting requirement may be waived for areas that are designed for structured active recreation, such as basketball or tennis courts.

(iv) 5. Seating

•(i) A minimum of one linear foot of seating shall be required for every 300 square feet of gross open space.

(v) 6. Fencing

•(i) Fencing for Pocket parks ~~may be fenced but shall~~ must conform to SubSsection (h)(2) and ~~shall~~ must remain open to the public during daylight hours.

(vi) 7. Maintenance

•(i) Pocket parks that are privately owned and maintained ~~shall~~ must be publicly accessible or;

•(ii) ~~Shall~~ Must be dedicated in perpetuity as public open space ~~viathrough the~~ recording of a public use easement and have an established ~~long term~~ long-term

maintenance agreement with the Parks and ~~Community Services~~Recreation Department.

~~**Note:** Utilizing the open space height bonus does not exempt a development from applicable park dedication fees.~~



Pocket Park Precedent Image: Community Garden Space



Pocket Park Precedent Images: Recreation/Play Space



Pocket Park Precedent Images: Seating/Socializing Space

(11)(8) Applicability

~~In areas that were rezoned~~ Where existing buildings are affected by a rezoning to a ~~Mixed-Use~~Mixed-Use district, ~~with existing buildings which do not comply with current MU standards but the uses of the buildings are changed, certain MU standards will apply depending on the extent of the improvement.~~ certain MU-2 standards will apply to

subsequent reuse or redevelopment of the building, depending on the extent of the improvement. The following table describes changes in intensity based on uses as defined by the Institute of Traffic Engineers (ITE) trip generation manual and changes that increase the structure footprint or usable area. Usable area includes a change of use of any outdoor area from what was not a usable, occupiable area prior to the change.

Table 1			
	With a change of use to a more intense use based on the uses as defined by the Institute of Traffic Engineers (ITE) trip generation manual, with structure/footprint or usable area change of 0% to 15% Increase;	On projects with building additions or site use changes that increase the structure footprint or usable area greater than $\geq 15\%$, but less than $\leq 30\%$. Increase (as measured by the footprint of the primary building in the case of tenant spaces);	On projects with building or site usage additions that increase the structure footprint and/or increase the usable area by $\geq 30\%$. Increase or more (as measured by the footprint of the primary building in the case of tenant spaces)
Sidewalk	Required if existing sidewalks are substandard as determined by TPW	Required if existing sidewalks are substandard as determined by TPW	Required if existing sidewalks are substandard as determined by TPW
Enhanced Landscaping	Does Not Apply; Street Trees shall be installed if not existing	Applies; Street Trees shall be installed as part of the total points if not existing	Applies; Street Trees shall be installed as part of the total points if not existing
Setbacks	Does Not Apply	Applies in new footprint	Applies in new footprint
Fenestration	Does Not Apply	Applies in new footprint or any areas of the existing building being modified	Applies in new footprint or any areas of the existing building being modified
Entrances	Does Not Apply	Applies in new footprint	Applies in new footprint
Urban Forestry	Does Not Apply unless new or expanded parking lots are provided	Applies in new footprint including any new or expanded parking lots	Applies in new footprint including any new or expanded parking lots

2nd story (MU-2)	Does Not Apply	Does Not Apply	Applies to existing 2+ story building. If a building addition is 60% or more, the addition shall comply with the 2-story <u>2-story</u> minimum. An addition of less than 60% expansion may expand at the same level as the existing structure.
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(e) Off-Street Parking and Loading**(1) Commercial and Mixed-Use Parking ~~Table:~~**

LOCATION	REQUIREMENT AS A PERCENTAGE OF PARKING REQUIREMENT LISTED IN SECTION 6.201(B)	
	MINIMUM	MAXIMUM**
Project not located within 250 feet of a one- or-two family zoned property	None*	100 percent (%)
Project located within 250 feet of a one-or- two family zoned property	75 percent (%)	100 percent (%)
Project located within 1,000 <u>1,320</u> feet of an existing or approved passenger rail station or stop	50 percent (%)	100 percent (%)
*Residential uses as part of a "Mixed-use" building shall provide required parking as listed in the residential parking table.		
<u>** For mixed-use buildings and projects, the maximum parking requirement shall be the sum of the individual requirements for all uses.</u>		

(2) Residential Parking ~~Table~~

BUILDING TYPE/USE	REQUIREMENT	<u>PROXIMITY TO RAIL STATION</u> <u>If the development is within 1,320 feet of a rail transit station:</u>
Single Family Detached	2 parking spaces per dwelling unit. See Section (e)(4) for location	

	requirements.	
Townhouse	2 parking spaces per dwelling unit. See Section (e)(5) for location requirements.	<u>1 space per dwelling unit.</u> <u>See Section (e)(5) for location requirements.</u>
Duplex and & Manor House (2+ units)	2 spaces per dwelling unit; Plus, 1 space per bedroom over three (3) bedrooms per dwelling unit. See Section (e)(4) for location requirements.	<u>1 space per dwelling unit;</u> <u>Plus, 1 space per bedroom over three (3) bedrooms per dwelling unit.</u> <u>See Section (e)(4) for location requirements.</u>
Apartment s /Condominiu m s	*0.75 to 1 off-street space required per bedroom; located behind the front building line; Plus, 12 spaces per 250 500 square feet of common areas, leasing offices, or social rooms, and recreation (less hallways, laundry rooms, and storage). <u>Proximity to Rail Station</u> * If the development is within 1,320 feet of a rail transit station then .5 to 1 off-street spaces required per bedroom, located behind the front building line; Plus, 1 space per 250 square feet of common areas, offices, and recreation (less hallways, laundry rooms, and storage).	<u>*0.5 to 1 space required per bedroom;</u> <u>Plus, 2 spaces per 500 square feet of leasing office or social rooms.</u>
<p>* All partial spaces are rounded up.</p> <p>** For mixed-use buildings and projects, the maximum parking requirement shall be the sum of the individual requirements for all uses.</p>		

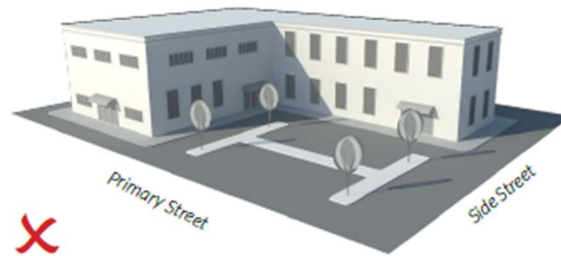
(3) Other Off-~~s~~Street Parking and Loading Standards:

Note: These requirements supersede the parking requirements of Section 6.201(b). All other requirements of Chapter 6, Article 2 apply.

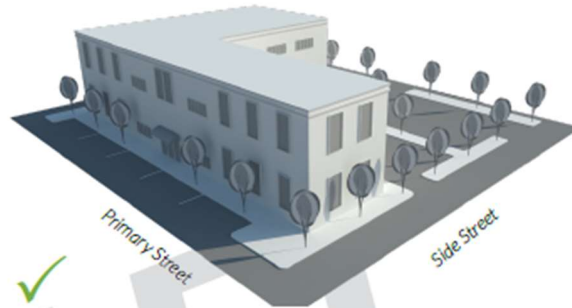
- a. Surface parking shall not be permitted between a building front and the street, except provided however, angled, perpendicular, or parallel parking that is designed to function as on- street parking shall be permitted if meets the following three conditions:
 1. The City's Traffic Engineer determines that the parking does not adversely affect public safety or circulation and satisfies the conditions described in Section 22-175d of the City Code,

2. Each parking space is located adjacent to and is directly accessible from a public street or publicly accessible private street, and
3. Surface parking permitted between a building front and the street (on-street parking) and the required pedestrian walkway shall be either dedicated as public right-of-way or be included in a public access easement recorded in the real property records of the county. ~~in these situations, the~~ The front yard setback shall be measured from the curb instead of the property line, and the setback shall be no greater than 20 feet.

Surface parking between the building front and the street



Parking that functions as on-street or is located behind or to the side of the building.



- b. The required off-street parking for any use may be located off-site, on property within 500 feet of the subject site.
- c. Adjacent on-street parking may be applied toward the minimum parking requirements only when it is located completely out of the travel lanes, provided however, but this shall not reduce the pertinent maximum parking limitations.
- d. Joint use parking facilities may be used to meet minimum parking requirements in accordance with the following:-
 1. The total number of spaces shall not exceed the sum of the maximum spaces allowed for all individual uses sharing the facility.
 2. ~~Joint use of required parking spaces may occur where~~ There must be two or more uses on the same site, or on separate sites are able to share the same parking spaces because their parking demands occur at different times.

~~3. Joint use of parking spaces is allowed if the~~The following documentation ~~is~~must be submitted in writing as part of the building permit application or site plan review:

- ~~1.(i)~~ The names and addresses of the uses and of the owners or tenants that are sharing the parking;
- ~~2.(ii)~~ The location and number of parking spaces that are being shared;
- ~~3.(iii)~~ An analysis showing that the peak parking demands for the different uses occur at different times, and that the parking area will supply at least the minimum number of required spaces for each use during its respective peak parking times; and,
- ~~4.(iv)~~ A legal instrument such as an easement or deed restriction that guarantees access to the joint parking for all uses.

e. Uses located in historically significant buildings shall be exempt from off-street parking requirements pursuant to Section 6.201(b)(3). For the purpose of this exemption, historically significant buildings shall include those determined by the Historic Preservation Officer to be eligible, based on the applicable criteria, for:

1. Listing in the National Register of Historic Places; or
2. Local designation as either Historic and Cultural Landmark ("HC") or Highly Significant Endangered ("HSE").

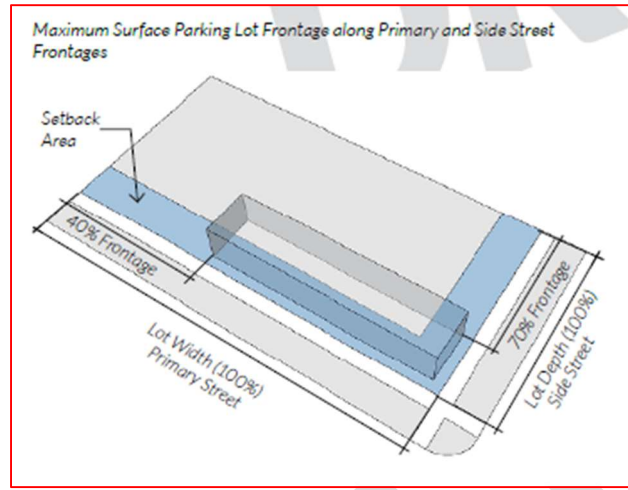
f. **Maximum Surface Parking Lot Frontage** ~~The percentage of parking lot frontage along any street shall not exceed the following maximums:~~

Intent: The intent of enforcing a maximum surface parking lot frontage is to establish a prominent and continuous street wall that promotes a multimodal, pedestrian-friendly environment while reducing the visual dominance and negative pedestrian impacts of large, street-facing surface parking lots.

1. The percentage of parking lot frontage along any street shall not exceed the following maximums:

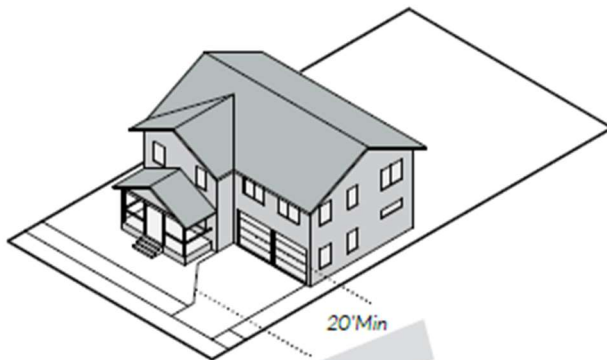
- ~~(i)~~ 40% of the development site's total frontage length along a project's primary streets, and
- ~~(ii)~~ 70% of the development site's total frontage length along a project's side streets.

~~1.2.~~ Parking lot frontage measurements shall include the combined frontage length of any paved and/ or drivable surface that functions as part of a parking lot's circulation, such as — but not limited to — drive aisles and parking spaces.



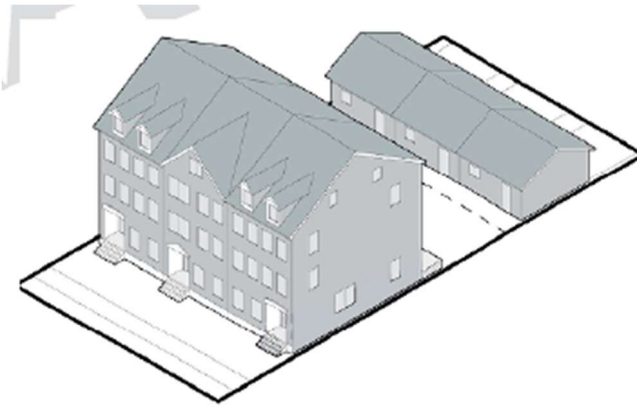
(4) Parking Location for ~~One-Family Detached and~~ Two-Family Dwellings:

- a. All parking shall be located behind the front building line.
- b. Garage doors that face the street must be located a minimum of 20 feet behind any front wall plane of a structure facing a publicly accessible ROW.



(5) Parking Location for One-Family Attached (Townhouse, Rowhouse):

- a. Garages must be placed entirely to the rear of the primary structure and accessed viathrough the use of a rear driveway or alley.
- b. Garage doors must face the rear driveway or alley.



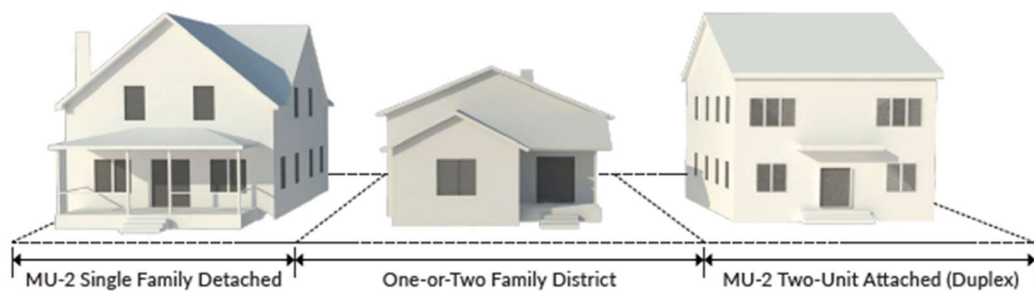
(6) **Bicycle Parking:** Must comply with See Section 6.204 of the Zoning Ordinance.

(f) **Buffers, ~~and~~ Landscaping, ~~and~~ Pedestrian Lighting**

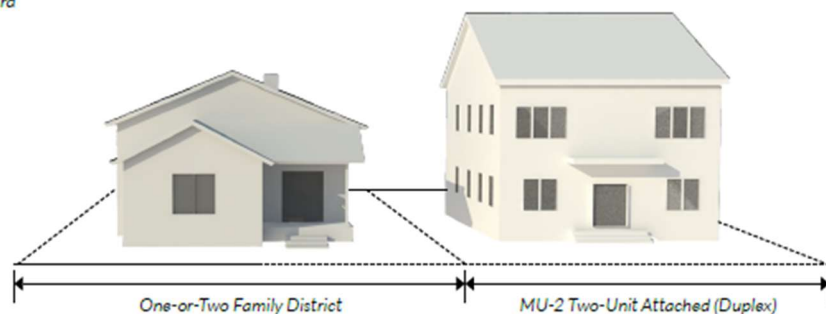
(1) **Bufferyard and Supplemental Building Setback**

- a. For the purpose of this section, the MU-2 District shall be considered a nonresidential district.
- b. When building ~~a single family detached or~~ a two-unit attached dwelling (duplex) within the MU-2 District, a bufferyard and supplemental setback is not required with an adjacent one-or-two family district.

No supplemental setback or bufferyard required

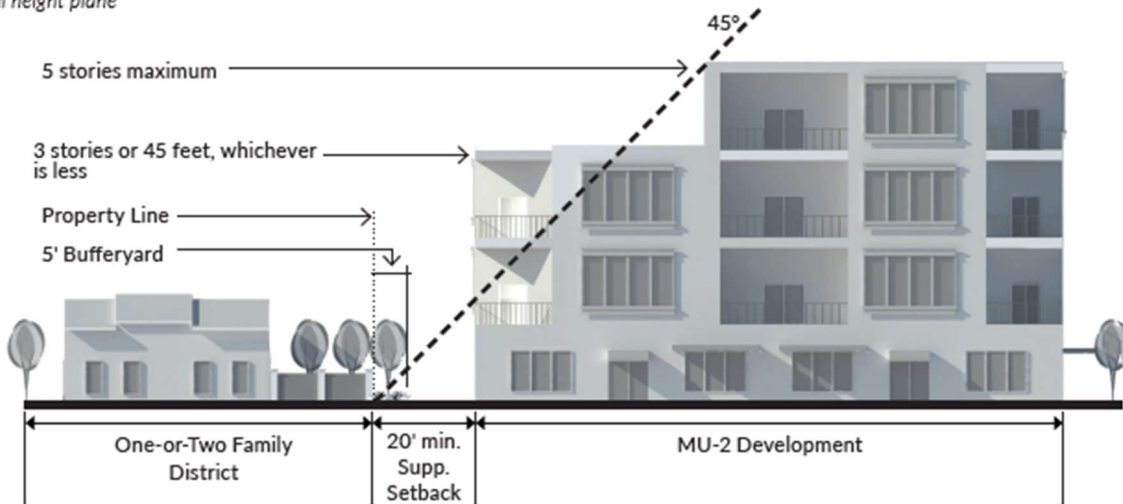


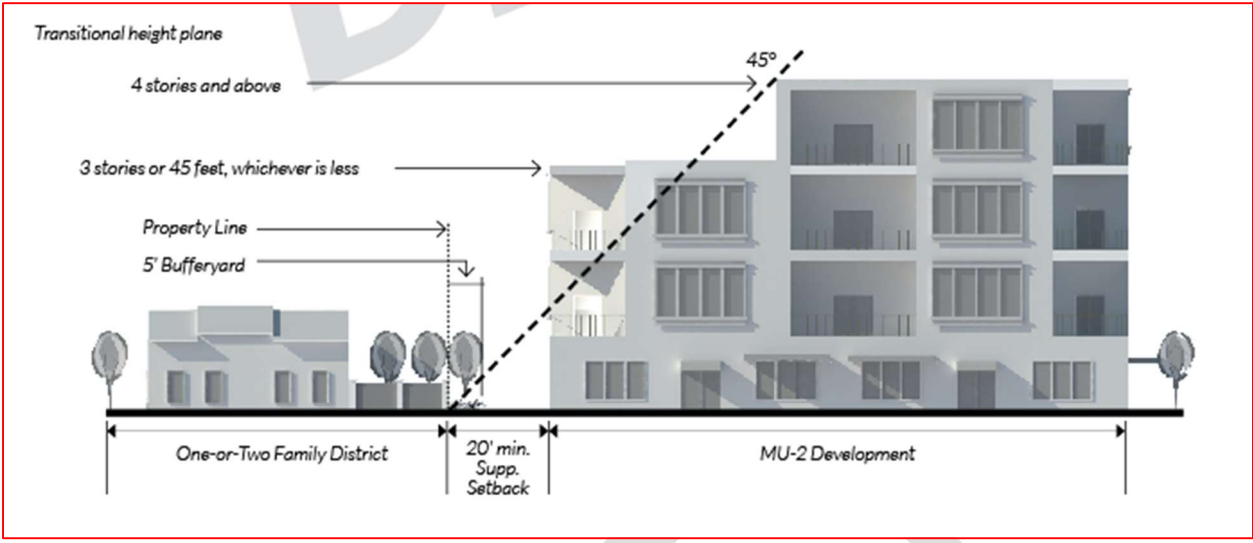
No supplemental setback or bufferyard required



- c. All uses within the ~~mixed-use~~ MU-2 district adjacent to ~~an A or B one- or two-family~~ district, other than the uses listed in item b. above, shall conform to the supplemental building setback and bufferyard width standards required for the Neighborhood Commercial ("E") District, as described in Section 6.300(c) Area Requirements. See Section 6.3000(d) through (i) for bufferyard requirements.
- d. ~~In addition to item c,~~ All uses within the MU-2 district adjacent to a one- or two-family district must use a transitional height plane of 45 degrees ~~shall apply~~ to portions of a building above 3 stories or 45 feet, whichever is less starting from the property line of the one-or-two-family district.
 1. Any portion of a building 3 stories shall be set back so that the building does not encroach the transitional height plane.
 2. These supplemental building setbacks and transitional height plane requirements shall not apply to buildings adjacent to one-or-two-family districts that serve as public open space, such as parks and drainage ways.

Transitional height plane





- (2) **Enhanced Landscaping and Pedestrian Lighting**~~Point System Requirements:~~ ~~Enhanced-~~ ~~landscaping~~ ~~Street trees and pedestrian-scaled lighting are~~ ~~is~~ ~~required along all public rights- of-way~~ ~~in MU-2, see subsection (h)(45),~~ ~~and shall earn a minimum set of points that are awarded for~~ ~~providing and maintaining specific landscaping and design feature.~~ ~~The points are accumulated as~~ ~~follows:~~ Adherence to the landscape ordinance 6.301 is encouraged, except as here-in provided.

ENHANCED LANDSCAPING SYSTEM

30 points required

20 points required for single family and duplex

10 of the required points shall come from the installation of street trees as described below:

Street Trees	<p>Trees shall be planted within a planting strip or flush with the sidewalk surface using tree grates or suspended paver grates. Tree grates shall be adjustable and shall be securely attached. Tree grate openings shall not exceed 3/8 inch.</p> <p>Required Spacing:</p> <ul style="list-style-type: none">• Small/Medium Canopy – 25-30 ft. on center• Large Canopy – 35-40 ft. on center <p><i>* Where necessary, spacing exceptions may be made to accommodate mature trees, curb cuts, fire hydrants and other infrastructure elements.</i></p> <p>If an improvement includes a tenant space of a building, the street trees shall be planted along the right of way(s) in front of and adjacent to the tenant space</p>	10
Public Feature	Requirement	Points Awarded

Plaza	5% of net land area. Plaza shall be continuous with min. area not less than 1,000 sf. If 5% of net land area is greater than 2,000 sf., multiple plazas are permitted.	15
Arcade, Structural Awning, Galleries, Balconies or other approved pedestrian shelter	4 ft. min. depth for 50% of the facade facing a primary facade or 25 linear ft., whichever is greater.	10
Playground	5% of net land area with min. area not less than 1,000 sf.	15
Community Garden	1 pt. for every 250 sf. with minimum area not less than 1,250 sf.	5-15
Enhanced Streetscaping	Each 50 ft. segment of street frontage is required to have 2 streetscaping items. Items include, but are not limited to: <ul style="list-style-type: none"> • Benches • Trash Receptacles • Bike Racks • Planters Materials used shall be appropriate for the adjacent street and approved by the Transportation and Public Works Department (TPW).	10

Pedestrian-Scaled Lighting	*1 light post for every 60-70 ft. (based on size of street tree) of street frontage. Style to be approved by the Transportation and Public Works Department (TPW) and consistent with other pedestrian lights on the same block.	10
Programmed Recreation Area	3 percent (%) of net land area. Uses include, but are not limited to: <ul style="list-style-type: none"> • Chess parks • Bocce ball courts • Exercise/yoga facilities 	10
Public Art Installation	Public art installation include but are not limited to sculpture, murals, and water features planned and executed with the specific intention of being sited or staged in the physical public domain, outside and accessible to all. Materials used shall be durable and resistant to graffiti and weather. As approved by the Planning and Development Director or designee.	10
Programmed Sitting Area/ Public Outdoor Dining Area	Minimum 15 seats	5

Proximity to Public Park	Within 500 ft. as measured from property line to property line.	5
Sustainable Landscaping	Xeriscaping, on-site stormwater management, rain-gardens, bio-swales, etc. See Chapter 6, Table A for a recommended list of native-plants for landscape use in North Central Texas	5
Paved Walkway-Enhancement	1 pt. for every additional foot of sidewalk width over the City standard (up to 15 ft. wide total).	1-11
Private Feature	Requirement	Points Awarded
Front Porch	50 percent (%) of the facade facing a primary street.	10
Window awnings, shallow door canopies, or other facade features that are not intended to provide pedestrian shelter (less than 4 ft. in depth)	25 percent (%) of the facade facing a primary street or 15-linear ft., whichever is greater. Multiple features (ie: awnings) may add up to the required amount.	5
Rooftop Terrace	Minimum 200 sf.	5
* If no pedestrian lights or street trees exist on the project's block face, measure from the end of the block to determine spacing. For trees, begin 40 feet from the curb intersection to accommodate public open space easement requirement. If trees or lights exist, measure from existing trees or lights.		

- ~~a. Points shall be awarded only one for each feature category, per project. Items utilized for enhanced landscaping shall not double count toward the open space height bonus. See Section (d)(10)c.~~
- a. The Director, or their designee, may administratively approve any modifications to streetscape requirements caused by mature trees, utility conflicts, fire hydrants, shallow underground utilities, curb cuts or any other obvious impediment, which could prevent the planting of a tree, which could prevent the planting of a tree.
- b. Street Trees
1. Trees must be planted within a planting strip or flush with the sidewalk surface using tree grates as follows:
 - (i) Tree grates must be adjustable to allow for tree growth and securely attached. Inner rings must be easily removed with an Allen wrench.
 - (ii) Tree grate openings shall not exceed 3/8 of an inch.

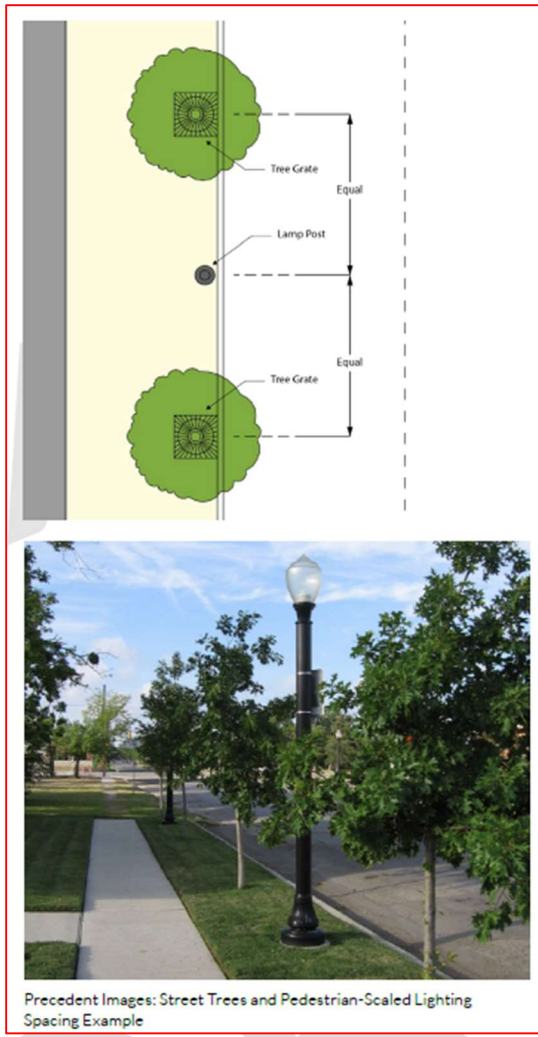
2. Exceptions:

- (i) In the event that infrastructure prevents the use of at-grade planting, a raised planter or crushed stone may be used if approved by the Director or designee.
- (ii) Other techniques to provide the street trees will be considered on a case-by-case basis and may be approved by the Director or their designee, or the Director or designee may send the matter to the Urban Design Commission for consideration and decision.

3. Spacing:

<u>CANOPY SIZE</u>	<u>SPACING (ON CENTER)</u>
<u>Small/Medium Canopy</u>	<u>25-30 ft.</u>
<u>Large Canopy</u>	<u>35-40 ft.</u>

- 4. If there are no street trees existing on the project's block face, then spacing is measured from the end of the block beginning 40 feet from the curb intersection to accommodate public open space easement requirements.



c. Pedestrian-Scaled Lighting

1. New public and private development must provide pedestrian lights within the roadside's street tree/furniture zone.
2. Required Spacing: Pedestrian lights must be located approximately at the midpoint between two trees and spaced a maximum of 60 feet apart.
3. Pedestrian-scaled lighting style must be approved by the Transportation and Public Works Department (TPW) and be consistent with other pedestrian lights on the same block.
4. If there are no pedestrian lights existing on the project's block face, then the spacing is measured from the end of the block. If pedestrian-scaled lights exist, then spacing is measured from existing lights.

- ~~b. Submittal of Landscape Plan: The location and description of decorative paving, sidewalk furniture or other decorative elements, if any, shall be indicated on the landscape plan.~~

~~e.d.~~ Section 6.301(h) "Landscape Area Required" does not apply to developments in the MU-2 district provided; however, except the following are applicable in MU-2:

1. All landscaped areas ~~shall~~ must be located outside the perimeter of the footprint of a building or structure;
2. Protected by wheel stops, curbs or other physical barriers where adjacent to vehicle use areas; ~~and~~
3. Be covered with grass, organic mulch, live ground cover, decorative paving, sidewalk furniture or other decorative elements; ~~;~~
4. Landscaped bioretention areas are encourage for natural drainage channels to reduce runoff and increase infiltration of water into the soil; ~~;~~
5. When there is a front yard setback of at least five (5) feet, front yard landscaping is required for areas outside the ground level patios, parkways and pedestrian walkways. Front yard landscaping must adhere to the shrub and native plants as listed in Table A of Section 6.301(h) as well as other applicable regulations described or referenced within the MU-2 regulations.

~~d.e.~~ **Irrigation:** An irrigation system ~~shall~~ must be installed to provide total water coverage to all plant materials installed pursuant to Section 6.301(l) Irrigation.

(3) Landscaping in Parking and Driveway Areas

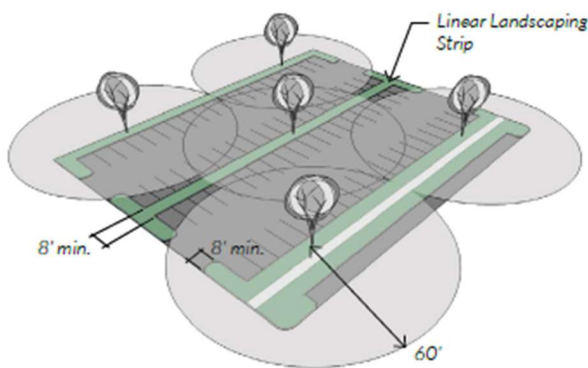
Intent: The MU-2 district is intended to create a public environment in which pedestrian safety, interest, and comfort are paramount. Therefore, parking areas that front public streets and pedestrian pathways shall be screened to minimize pedestrians' view of parked vehicles and the impact of vehicle headlights.

- a. Parking lots and driveways that are located adjacent and parallel to a public street ~~shall~~ must be screened from the public right-of-way with landscaping, berms, fences, or walls a minimum of 3 feet in height measured from parking lot grade to a maximum of 4 feet in height.
- b. Landscape islands, linear ~~landscaping~~ landscaping strips, bio- swales, or rain gardens ~~shall~~ must be required in parking lots with 12 or more spaces. All landscape islands and strips shall have at least one tree.

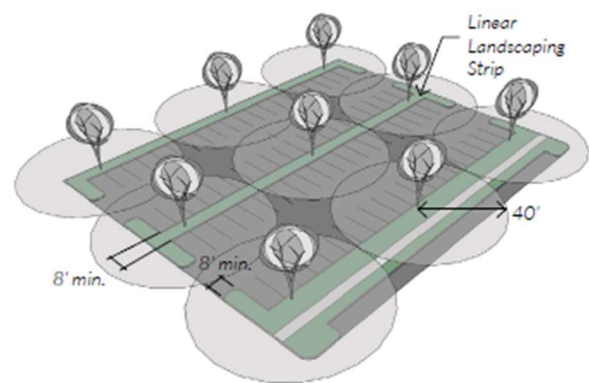


- c. Every parking space is required to be not more than 60 feet from a large canopy tree or 40 feet from a medium canopy tree, planted within a median, strip or island, measured from the trunk at planting.

Required Spacing for Large Canopy Parking Lot Tree Planting



Required Spacing for Medium Canopy Parking Lot Tree Planting



- d. Required size of landscape islands and linear landscaping strips containing trees:
1. Within parking lots with non-porous surfaces: 130 square feet; 8 feet minimum width.
 2. Planted in Structural Soil: 64 square feet; 8 feet minimum width. The use of approved structural soil shall be limited to landscape islands and adjacent walkways and parking area necessary for proper tree growth. Structural soils shall-must not be used for fire lanes in parking lots.
 3. Within parking lots with approved porous surfaces for parking areas excluding fire lanes: 16 square feet. Tree trunks should be protected by wheel stops or other physical barriers excluding curbs.

4. Linear landscaping strips are encouraged in lieu of landscaping islands where possible.

(4) Urban Forestry

- ~~a. Through either preservation or planting, provide 5 percent (%) site canopy coverage~~
- a. Developments with surface parking lots must provide 40% canopy coverage over new, expanded, or reconstructed surface parking. The surface parking canopy coverage shall count towards the site canopy coverage requirement.
- b. Submission of applicable urban forestry plans for review shall comply with Section 6.302 (g), Urban Forestry Plan/Permits.

(g) Facade Design Standards

~~(1) Required Drawings: To illustrate compliance with the following standards, elevation drawings shall be submitted to the Planning and Development Department for those building facades that are oriented to:~~

- ~~a. Public Streets~~
- ~~b. Private Streets and walkways that are publicly accessible through a public use easement, or~~
- ~~c. Publicly accessible open space~~



Precedent Image: Mixed-Use Development Elevation Drawing

~~(2)~~(1) Parking Structure Facades Standards

- a. Facade design: All ~~pedestrian level~~ parking structure facades that face a public space ~~shall~~must be designed to incorporate architectural elements and materials that complement the adjacent building or buildings in the area.
- b. Ground level screening: Screening must be incorporated to minimize the visual impact of garages and parked cars at the pedestrian level. Landscaping, ~~{including~~ trees and shrubs, may be utilized for screening purposes but must screen at least 50% of all pedestrian level parking garage facades immediately upon installation, with species selected to eventually provide a full 100% screening. ~~See Chapter 6, Table A for a recommended list of native plants for landscape use in North Central Texas.~~



Precedent Images: Parking garage with architectural screening elements and complimentary building materials

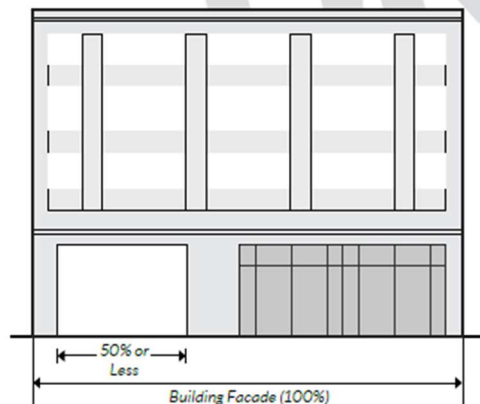


Precedent Images: Parking garage with landscaping and architectural screening elements.



Precedent Images: Landscaping as parking garage screening

- c. Parking structure openings along primary and secondary street frontages must ~~shall~~ not exceed 50 percent (%) of the total ground floor facade.



~~d. Green screens or living wall systems may be utilized for screening purposes but must utilize an approved plant material from the provided vine species list.~~

~~e-d.~~ The property owner is responsible for maintaining all required landscaping in good health and condition and the removal of any litter that has accumulated in landscaped areas. Any dead, unhealthy, damaged or missing landscaping and screening must be replaced with landscaping and screening that conforms to ~~the MU-2~~this subsection ordinance within 90 days (or ~~withtin~~within 180 days where weather concerns would jeopardize the health of plant materials).



Precedent Image: Parking garage screening with green screens

APPROVED VINE SPECIES	
EVERGREEN	
Scientific Name	Common Name
Bignonia capreolata	Cross Vine
Lonicera sempervirens	Coral Honeysuckle
Parthenocissus 'Hacienda Creeper'	Hacienda Creeper
Ficus pumila	Fig Vine
Gelsemium sempervirens	Carolina Jessamine
Hedera helix	English Ivy
DECIDUOUS	
Scientific Name	Common Name
Wisteria frutescent	Texas Wisteria
Campsis radicans	Trumpet Vine
Parthenocissus triuspidata	Boston Ivy

PERENNIAL / LOW GROWING	
Scientific Name	Common Name
Clematis pitcheri	Purple Clematis
Clematis texensis	Scarlet Clematis
Passifloraceae-incarnate	Passion Vine

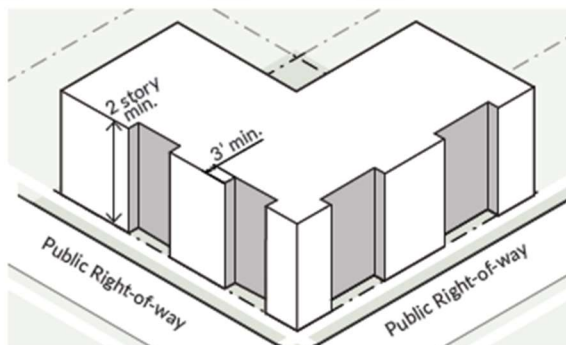
~~(3)(2)~~ 2 Facade Variation

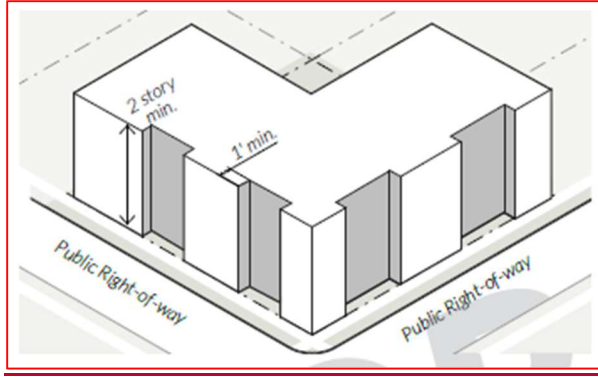
- a. Each new building facade that is ~~greater than 50 feet in width and is~~ oriented to a publicly accessible street or open space ~~shall~~must incorporate each of the following scaling elements. ~~For building facades less than 50 feet in width, a minimum of two elements are required.~~

~~1. Expression of building structural elements such as:~~

- ~~(i) Floors (banding, belt courses, etc. not less than one inch deep and four inches wide)~~
- ~~(ii) Columns (pilasters, piers, quoins, etc. not less than one inch deep and six inches wide)~~
- ~~(iii) Foundation (water tables, rustication)~~

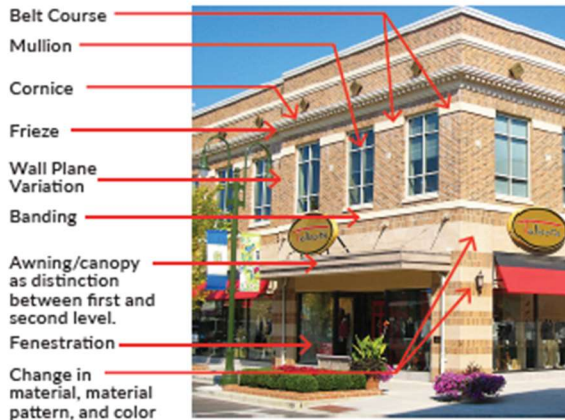
- ~~2.1.~~ 2.1. At least two variation in wall plane not less than ~~3 feet~~1 foot (1') in depth or projection and not less than two stories in height for multi-story buildings. ~~Such elements of variations in wall plane include, but are not limited to, features such as could include patterns of door and window openings by utilizing sills, mullions wall extrusions, and other scale providing window elements, balconies, and/or more pronounced architectural features such as porches, or other pronounced architectural features, alcoves, and roof dormers;~~





3.2. Changes in material, material pattern, or noticeable change in color or shade. Each change of material shall involve a minimum one inch variation in wall plane or noticeable change in color.

- b. New building facades oriented to a publicly accessible street or open space shall include differentiation between the first ~~and second level~~ and the upper levels with a ~~cornice,~~ canopy, balcony, arcade, or other architectural features.
- c. If a project consists of more than one block face, each sequential block of new construction ~~shall~~ must contain a different building facade to encourage architectural variety within large projects, using the required architectural elements listed in Section (g)(3)a above and/or other architectural features.



Wall Plane Variation

Awning/canopy as distinction between first and second level.

Change in material, material pattern, and color



Pattern of recessed balconies and wall/window projections

Material change

Balcony as distinction between first and second level.



Distinction between upper floors with balconies and change in material and color

Distinction between the first and upper level with windows



Distinction between the first and upper levels with balconies and material change

(2) Fenestration:

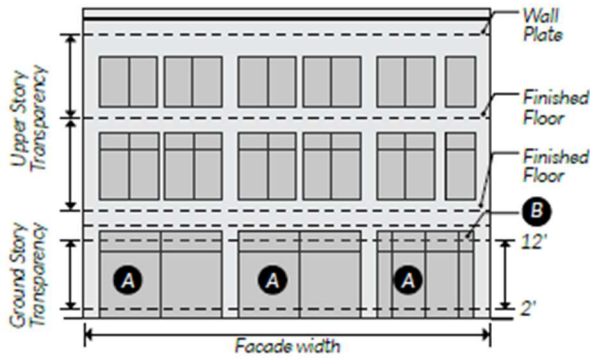
Intent: Providing fenestration encourages interaction between the pedestrian and the ground-story space. The intent of requiring clear fenestration is to allow pedestrians to view activities inside the building or displays related to those activities.

- a. New single use commercial and mixed-use building facades fronting publicly accessible street or open space shall meet the following requirements:

PROJECT TYPE	FENESTRATION REQUIREMENTS	
	PRIMARY STREET	SIDE STREET
Mixed Use & Commercial		
Ground Story from 2-12' above grade	60% percent (%)	40% percent (%)
Upper Stories	25% percent (%)	25% percent (%)
Residential		
Ground Story from 2-12' above grade	None	None
Upper Stories	None	None

- b. Clear glazing shall have a visible transmittance rating of 0.5 or greater to count towards the fenestration requirement.
- c. The following alternatives may count towards a portion of the fenestration requirement and can be used in singular or in combination. Alternatives may count no more than 50 percent (%) of the total fenestration requirement.

ALTERNATIVE	FENESTRATION ALTERNATIVES
	PERCENTAGE OF ALTERNATIVE <u>COUNTING</u> TOWARDS TOTAL REQUIREMENT
Windows at the ground story but outside the 2-12' zone	40 percent (%)
Wall mounted or recessed display cases at least 4' high	40 percent (%)
Walk-up automated teller machines, video rental or similar kiosk	40 percent (%)
Green screen system, planter walls, or similar vegetation	40 percent (%)
Translucent, fritted, patterned, or color glazing	40 percent (%)
Energy efficient windows that do not meet the .5 transmittance requirement	40 percent (%)
Outdoor dining/seating located between the building and street	60 percent (%)

**Example:**

Facade between 2' and 12': $100 \times 10 = 1,000$ sf.

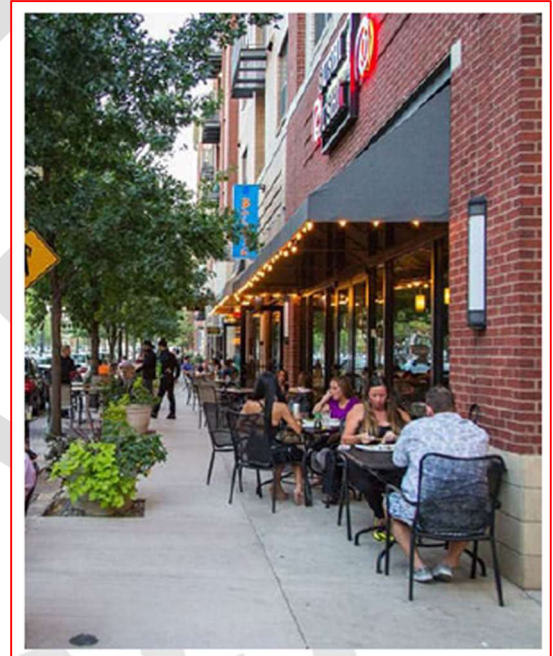
Required Clear Fenestration: $1,000 \times .60 = 600$ sf.

Clear Fenestration Provided: $18(3) \times 10 = 540$ sf.

A Alternatives provided (clear outside 2-12'):

$18(3) \times 3 = 162 \times .40 = 65$ sf.

Total Fenestration: $540 + 65 = 605$ sf.

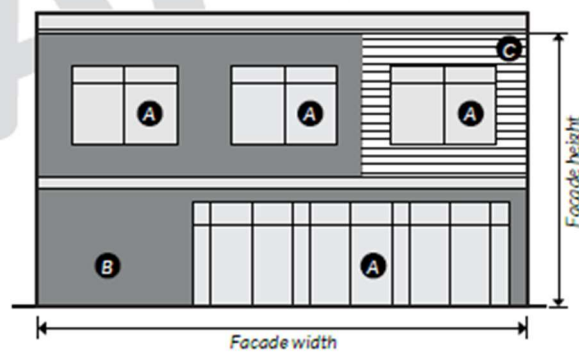


Precedent Images: Fenestration at the pedestrian level creates an inviting, walkable environment.

(3) Building Materials: Not less than 70 percent (%) of all new building facades (not including door and window areas) facing publicly accessible streets or open space shall be constructed of the following masonry materials:

- a. Stone
- b. Brick
- c. Terra cotta
- d. Patterned pre-cast concrete
- e. Cement plaster stucco

- f. Cement board siding
- g. Cast stone or prefabricated brick panels



Example:

Facade Total: $200 \times 20 = 4,000$ sf.

- A** Door and Window Area: 500 sf.
Required Masonry: $4,000 - 500 \times .70 = 2,450$ sf.
- B** Approved Masonry Material: 2,450 sf.
- C** Non-approved Masonry Material: 1,550 sf.

(4) Building Entries

Intent: The intent of building entries is to create a pedestrian-oriented development in which buildings are oriented toward publicly accessible streets and sidewalks.

- a. ~~In order to create a pedestrian-oriented environment in which buildings are oriented toward publicly accessible streets and sidewalks, a~~The principle building must have its main entrance from a public sidewalk or plaza, or from a private sidewalk or plaza that is publicly accessible through a public use easement. Interior buildings constructed as part of a campus development are exempt from these requirements (see Section (d)(4)c Campus Development).
- b. Primary entrances shall not be from a parking lot.
- ~~b.c.~~ Secondary entrances from parking lots are permitted. ~~Interior buildings constructed as part of a campus development are exempt from these requirements (see Section (d)(4)c Campus Development).~~
- ~~c.d.~~ All public Bbuilding entrances for commercial developments and primary entrances for residential units mustshall incorporate arcades, roofs, porches, alcoves, or awnings that protect pedestrians from the sun and rain.

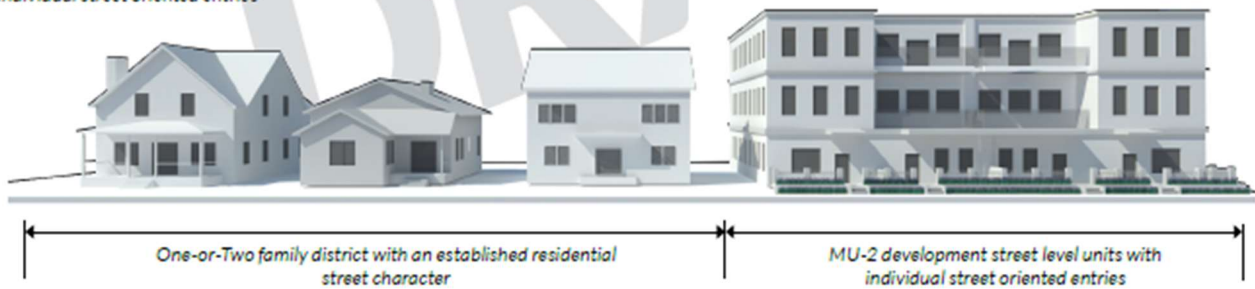


Precedent Images: Individual street level residential entry/stoops

d.e. Residential Entries

1. Apartments, condominiums, and manor houses with street level units ~~shall~~must provide ~~an~~ individual street-oriented ~~entry~~entries for each unit ~~abutting~~along the primary street frontage.

Individual street oriented entries



2. Apartments and condominiums ~~shall~~must provide primary entrances at intervals not to exceed 125 linear feet of street- oriented building frontage. Entrance spacing is measured from the edge of door to the edge of the next door.



3. Townhouses ~~shall~~ must have individual street-oriented entries for each unit.

4. ~~Manor houses shall must have a single primary entrance; provided however, that a Manor House with two units {~~

4.5. ~~A duplex}~~ may have one primary entrance for each unit. Each primary entrance into a duplex must be provided under a shared porch or one of the entrances must be accessed from a side facade of the structure.

e.f. Commercial Entries

1. Each retail use with exterior ground level exposure along a street or public space shall have an individual public entry from the street or public space.
2. Entrances to corner buildings with ground floor retail uses shall be located at the corner of the primary street.

(h) Other Development Standards

~~Development in the MU-2 District shall be subject to the pertinent development standards in Chapter 6, and the following provisions:~~

(1) **Signs:** ~~In addition to the development standards in See Chapter 6, Article 4, for requirements-~~ the following provisions apply:

- a. In addition to signs allowed in Chapter 6, Article 4, one or more attached project identifier or wayfinding signs may be erected on each facade of the occupied space.

Note: Doors and windows shall be included in the calculation of the facade area.

1. Signs may have a total area of 10 percent (%) of the area of the facade to which the signs are attached, with a maximum aggregate area of 500 square feet per facade.
2. The facade area shall be calculated by multiplying the width times the height, with a maximum calculated height of 15 feet.

~~**Note:** Doors and windows shall be included in the calculation of the facade area.~~

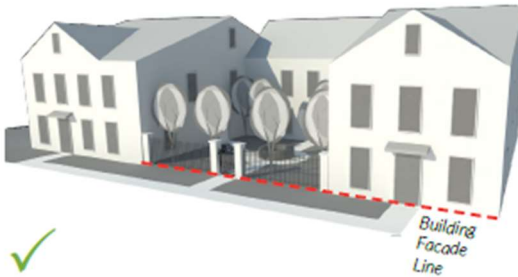
3. For structures exceeding 15 feet in height, allowable sign square footage shall be

calculated as 0.75 square feet per linear foot of building facade.

(2) **Fences, ~~and~~ Gates, ~~and~~ Walls:**

a. ~~Conventional gated c~~Complexes with perimeter security fencing along public streets are prohibited.

a.b. Fences shall not be located in the area between the front building facades and ~~the property line~~public street frontage or public open space.



b.c. Exterior ~~security~~ fences and gates that are located along public streets, along private streets or walkways that are publicly accessible through a public use easement, or along publicly accessible open space shall not extend beyond building facades.

c.d. All fences and walls along public street frontage or public open space that are taller than 4 feet must be open style.

d.e. All fences and railings ~~shall must~~ be architecturally compatible with the character of the building and be constructed of ~~high-quality~~high-quality materials including: wrought iron, composite fencing, treated wood, aluminum, or metal. Chain link, barbed wire, and concertina wire material is prohibited.

e.f. All walls ~~shall must~~ be architecturally compatible with the character of the building and constructed of ~~high-quality~~high-quality materials including stone, decorative blocks, brick, cast stone, or stucco over standard concrete masonry blocks.

f.g. For a private residential patio or yard, or a commercial outdoor dining area, a fence, railing,

or low wall may extend beyond the building facade if the following requirements are met:÷

1. Fences, railings, and walls ~~shall~~must not exceed 4 feet (48") in total height as measured from the ground to the top of the fence, railing and/or the wall however;
2. For elevated residential stoops the total fence, railing and/or wall height ~~shall~~must not exceed 5 feet (60") total.



Precedent Images: Residential patio/stoop



Precedent Images: Outdoor dining fenced patios

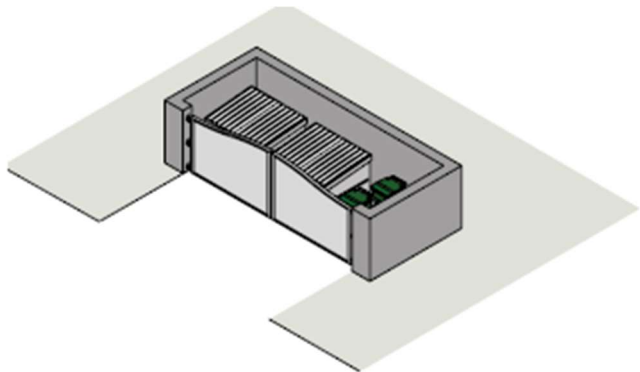
(3) Service Area Screening:

a. ~~Service Areas~~

~~1.a.~~ Trash and recycling collection, and other similar service areas, must be located to the side or rear of buildings and behind the primary structures on street frontages.

~~2.b.~~ All refuse and recycling collection containers for apartments/condominiums must~~shall~~ be located on a concrete pad and shall be screened on 3 sides by a fence or wall. The fourth side must be a gate.

~~b-c.~~ The design, colors, and materials of screening elements shall be architecturally compatible with the character of the building.



~~c.(4)~~ Roof Mounted Equipment**Mechanical Equipment Screening**

1. ~~Architectural screening elements of sufficient height shall conceal roof top mechanical equipment from ground level view from abutting property or abutting public street (not including an alley).~~

~~d.~~ Wall Mounted Equipment

1. ~~Wall mounted equipment located on any surface that is visible from a public street (not including an alley) must be fully screened by landscaping or an opaque wall or fence that is compatible with the principle building in terms of texture, quality, material and color.~~

~~e.~~ Ground Mounted Equipment

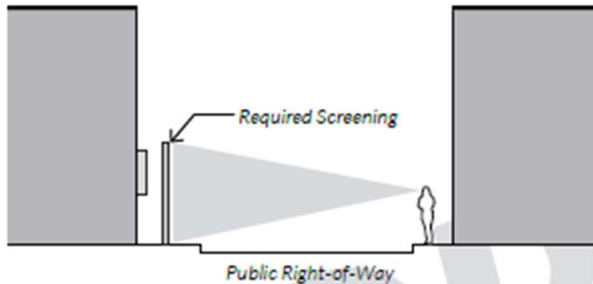
1. ~~Ground mounted mechanical equipment that is visible from a public street (not including an alley) must be fully screened by landscaping or an opaque wall or fence that is compatible with the principle building in terms of texture, quality, material and color.~~

	<u>Fully Screened from Public Right-of-Way (Alleys excluded)</u>	<u>Screening Materials Allowed</u>		
		<u>Landscaping</u>	<u>Opaque Wall/Fence</u>	<u>Architectur al Screening Elements</u>
<u>Wall-Mounted Equipment</u>	•	•	• ²	
<u>Roof-Mounted Equipment</u>	• ¹			•
<u>Ground-Mounted Equipment</u>	•	•	• ²	

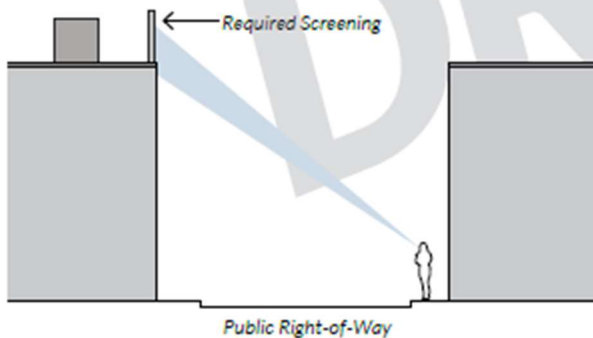
¹ Must be screened from abutting properties and public street.

² If an opaque wall or fence is provided, it shall be compatible with the principle building in terms of texture, quality, material, and color.

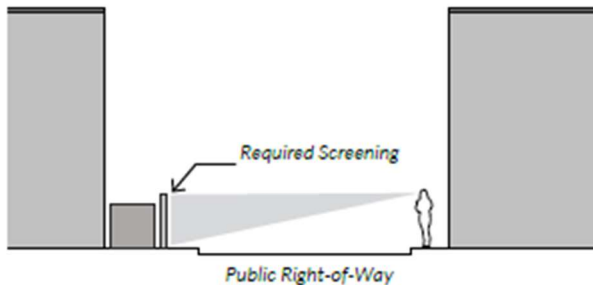
Wall-Mounted Equipment



Roof-Mounted Equipment



Ground-Mounted Equipment



(4) (5) Privately Owned Streets and Drives with Public Access Easements: Private ~~S~~streets and drives with public access easements shall be considered public streets or right-of-way for the purpose of review for compliance with setbacks, pocket parks, parking, screening, enhanced landscaping, facade variations, fenestration, and other MU-2 design requirements normally based on streets.

(5) (6) Drive-In Businesses:

- a. Drive-in businesses may be permitted in accordance with the use tables in Chapter 4, Articles 6 and 8, provided that no such use shall be permitted to sell alcoholic beverages for consumption on the premises. In the ~~“MU-1” and “MU-2”~~ districts the following requirements shall apply:

1. Drive-through windows and stacking lanes shall not be located along facades of buildings that face a street, and where possible shall be located to the rear of buildings;
 2. Driveways shall not be located within the front yard setback between the building front and the street;
 3. The design and location of the facility shall not impede vehicular traffic flow and shall not impede pedestrian movement and safety. To minimize conflicts with vehicular and pedestrian circulation, shared driveways and/or driveways located off of non-arterial streets shall be used, where possible;
 4. Architectural elements, landscaping and/or other screening elements shall be provided to minimize the visual impacts of the drive-through facility; and
 5. The design and location of the facility shall be consistent with any design standards or guidelines that may be applicable to the pertinent district.
- ~~b. A site plan demonstrating compliance with these drive-in restaurant or business development standards shall be submitted to the planning and development director or designee for review and approval.~~